

# **CHAPTER 7**

## **BUSINESS DISTRICTS**

- 7.1 General Provisions**
- 7.2 B-1: General Business Service District**
- 7.3 B-2: (Reserved)**
- 7.4 B-3: Office District**
- 7.5 B-4: Village Center District**
- 7.6 Summary of Permitted and Special Uses**
- 7.7 Summary of Yard and Bulk Regulations**

### **7.1 GENERAL PROVISIONS**

#### **A. Barrington Road Setback**

Barrington Road (South of Cornell Avenue) Setback: Notwithstanding the other provisions of this Chapter 7, all property zoned in the B-1, B-2 and B-3 Districts shall maintain a one hundred (100) foot setback along Barrington Road. No buildings, structures, parking or signs shall be located within the one hundred (100) foot setback.

#### **B. Outdoor Sales and Storage**

Outdoor sales and storage of materials is not permitted within any of the Business Districts, except where specifically authorized with a permitted use or as an approved special use. Incidental sales of seasonal items, such as potted flowers, are permitted when such sales:

1. Are accessory to the primary use.
2. Are displayed within ten (10) feet of the principal building.
3. Are not located within a required yard.
4. Do not represent advertising of items sold inside the building.
5. Do not involve storage of material not sold on the premises.

### **7.2 B-1: GENERAL BUSINESS SERVICE DISTRICT**

#### **A. Intent**

The B-1 General Business Service District is intended to promote and preserve small-scale, limited shopping and business uses that serve the needs of the people who live and work in the neighborhoods in which the business uses are located. It is also designed to provide an environment for efficient and attractive shopping center development at a community level scale. It is further intended to provide for carefully regulated establishment of automobile and recreational vehicle sales and service and other establishments that, due to their inherent nature, require careful scrutiny in order to assure that they will not have a detrimental effect on adjacent neighborhoods.

**B. Permitted Uses**

1. Above-ground storage tanks meeting the requirements of Appendix I.
2. Art studios.
3. Corporate offices.
4. Dry cleaners, off-premises plant only.
5. Financial institutions, without drive-through facilities.
6. Government offices.
7. Health and fitness facilities.
8. Licensed massage therapy establishments.
9. Medical and dental clinics.
10. Music conservatory.
11. Professional offices.
12. Restaurants, without drive-through facilities.
13. Retail goods establishments.
14. Retail service establishments.
15. Retail assembly and repair establishments.
16. Schools, professional and vocational.

**C. Special Permitted Uses**

Due to the relative size of the private capital investment as of the effective date of this Zoning Ordinance, the following use at the following location is hereby declared to be a Special Permitted Use subject to the same provisions of the uses listed in Section 7.2.B:

Type of Use

Permanent Real Estate Tax Index Number

Gas station, with or without  
convenience marts and/or  
automobile repair.

01-02-203-001 & 01-02-203-002

Such special permitted uses shall be considered to be permitted uses for all purposes of this Zoning Ordinance, including the right of present and future owners to be allowed to continue to maintain such uses, rebuild any building to original size in the event of any partial or complete destruction, and to renovate and expand in compliance with all applicable provisions of this Zoning Ordinance, notwithstanding that such use of the premises would not otherwise be a permitted use in the B-1 General Business Service District except pursuant to this Section 7.2.C., provided however, that if any of the above special permitted uses are converted to a permitted use, or if any of the special permitted uses are left vacant or abandoned for a period of eighteen (18) months from the effective date of this Zoning Ordinance, or in the event of destruction of fifty (50) percent or more by fire or other casualty, if restoration or repair of the building or other structure is not started and diligently prosecuted to completion within a period of one (1) year, that such status as a special permitted use shall become null and void.

**D. Special Uses**

1. Ambulance services.
2. Automobile repair.
3. Automobile rental.
4. Automobile sales.
5. Boat/recreational vehicle sales and service.

6. Car wash, with or without gasoline sales.
7. Churches, community-scale.
8. Day care centers.
9. Commercial indoor recreation.
10. Dwelling units, only above the first floor.
11. Equipment rental.
12. Financial institutions, with drive-through facilities.
13. Flea market, indoor.
14. Funeral homes.
15. Gas stations, with or without convenience marts and/or automobile repair.
16. Hotel or motel.
17. Kennels.
18. Laundromats.
19. Miniature golf.
20. Mini-warehouse.
21. Restaurants, with drive-through facilities.
22. Stand-alone parking lots or structures.
23. Tavern or lounge.
24. Theaters.
25. Uses which do not meet the required front yard build-to line.
26. Uses with drive-through facilities.
27. Uses with outdoor sales other than those permitted by the general regulations of this district.
28. Veterinary offices.

**E. Minimum Lot Area**

Seven-thousand, five hundred (7,500) square feet.

**F. Minimum Lot Width:**

Sixty -six (66) feet.

**G. Minimum Yard Requirements**

1. Front Yard. A build-to line of fifteen (15) feet is required; no parking is permitted in front of the build-to line. On corner properties the front yard setback may be established at between twenty-five (25) feet to thirty-five (35) feet.
2. Corner Side Yard. See “Front Yard” requirement above.
3. Interior Side Yard. Three (3) feet.
4. Rear Yard. Twenty-five (25) feet.

**H. Transitional Yard Requirements**

Every lot abutting the side lot line of a lot in a Residential District shall provide a yard along this lot line equal to one-half (1/2) the required front yard of the applicable Residential District. Parking shall be prohibited within such yard.

**I. Design Standards**

The following design standards shall apply to all new construction, additions and exterior remodeling in this B-1 District.

1. Exterior Wall Materials. The materials used on exterior elevations (excluding doors, windows and roofing materials) shall be limited to:
  - a. Clay brick (unglazed).
  - b. Stone (natural).
  - c. Wood or cementitious siding.
  - d. Stucco (cementitious material only; no E.I.F.S. [Exterior Insulation Finish Systems]).
2. Door & Window Materials. No restrictions are placed on door or window materials.
3. Exterior Trim.
  - a. Trim is required for all doors and windows.
  - b. Trim materials shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
  - c. On masonry buildings, cut stone or pre-cast sills are required for windows; cut stone, pre-cast, or brick lintels are required for doors and windows. Other masonry trim is not required.
4. Accent Features. Decorative accent features on exterior walls which are subordinate and incidental to the design of the facade shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
5. Mixed Materials. Materials may be mixed, provided the placement of materials reflects traditional use of such materials, as exemplified below:
  - a. A wood porch or balcony may be used in combination with stone or brick walls.
  - b. An extended brick or stone foundation wall may be used in combination with wood walls.
  - c. A front facade of finished brick or stone may be used in combination with common brick on side and rear walls.
  - d. A one-story room of wood may project from the main two-story portion of the building made of brick or stone.
  - e. A fireplace or columns of one material may be combined with walls of another material.
6. Exterior Colors. All colors produced from completely natural materials and unglazed brick shall be permitted. Colors produced through paint or other material coatings shall be restricted.
  - a. Exterior Wall Colors. Excessively bright or dark colors shall be avoided, and accordingly, the following restrictions shall apply:
    - 1) No color shall be darker than Value 4 in the Munsell color system.
    - 2) No color shall be brighter than Chroma 8 in the Munsell color system.
    - 3) White is permitted; black is not permitted.

- b. Trim Material Colors. Colors shall be compatible to, and complementary with, the colors used on the exterior walls.

7. Glazed Surface.

Front Elevation.

- a. At least forty (40) percent of the first floor of the front and corner side facades shall be glazed. A minimum eighteen (18) inch high knee wall shall be required beneath the glazing.
- b. At least thirty (30) percent of upper floor elevations of the front and corner side facades shall be glazed.
- c. At least ten (10) percent of interior side elevations shall be glazed surface, unless prohibited by the Building Code.
- d. First story glass shall be clear and non-tinted; tinting of the second and third story glass shall not vary by more than twenty (20) percent from the adjacent story. No mirrored glass is permitted.

8. Roof Design. Mansard or gambrel roofs are not permitted. If a flat roof design is used, the building shall have a cornice along the top of the building. Buildings on lots immediately adjacent to, or across the street from, a residential district are required to have a hip, gable or other sloping roof.

9. Roof Materials. For roofs with shingles, only asphalt, fiberglass, wood or slate are permitted.

10. Landscaping. Landscaping shall conform to the requirements of [Chapter 4, Part III](#) (Landscape Regulations).

11. Required Plans. Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these Design Standards.

12. Interpretation of Design Standards. A building permit for new construction, an addition or exterior remodeling in this B-1 District shall not be issued unless the Architectural Review Commission has determined that the plans submitted conform to the intent and requirements of these Design Standards and to the Appearance Code located in [Appendix H](#) of this Ordinance.

**J. Maximum Building Height**

No building shall exceed thirty-eight (38) feet or two and one-half (2 ½) stories.

**K. Accessory Buildings, Structures and Uses**

See [Chapter 4, Part I](#) for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.

## **L. Off-Street Parking**

It is important to coordinate parking areas with the architectural and overall design themes of the buildings and principal uses within the District. It is the intent that off-street parking within the District be accessed from the rear of the lot wherever possible. Shared parking access is strongly encouraged.

1. See [Chapter 4, Part II](#) for general regulations governing off-street parking and loading. In addition to the general regulations, the following shall apply:

No off-street parking and loading shall be permitted in front of the front yard build-to line.

2. Off-street parking structures shall conform to the following:
  - a. The exterior walls of the structure shall be designed and constructed so as to shield all parked vehicles from view from any adjacent property or street.
  - b. Every parking structure shall be designed and constructed so that the exterior facing of the structure is architecturally compatible with the existing character of the buildings it is intended to serve or, in the case of a principal use parking structure, with the design guidelines specified in this Chapter.
  - c. Parking structure design shall replicate the regular window pattern and other architectural elements of adjacent buildings. Exterior walls of accessory parking structures shall be finished with a material having a common architectural character with the principal building.
  - d. Every parking structure that abuts a residential district shall be screened along the entire length of each abutting side by shade or ornamental trees and evergreen trees with a minimum height of ten (10) feet at the time of planting.

## **M. Landscaping**

See [Chapter 4, Part III](#) for regulations governing landscaping requirements.

## **N. Signs**

See [Chapter 4, Part IV](#) for regulations governing signs.

**O. Noise**

The sound pressure level, to be measured in affected residential and business districts as described below, shall not exceed the following decibel levels:

<b>OCTAVE BANK</b> <u>Cycles per Second</u>	<b>PERMITTED SOUND LEVEL IN DECIBELS</b>	
	<u>R Districts</u>	<u>B Districts</u>
0-75	58	73
76-150	54	69
151-300	50	65
301-600	46	61
601-1200	40	55
1201-2400	33	48
2401-4800	26	41
Over 4800	20	35

Objectionable sounds of an intermittent nature, which are not easily measured, shall be controlled so as not to become a nuisance to adjacent users. Measurement is to be made at the nearest boundary of the nearest residential area or at any other point along the boundary where the level is higher. The sound levels shall be measured with a sound level meter and associated octave band filter as described by the American Standards Association.

**7.3 B-2 BUSINESS DISTRICT (Reserved)**

**7.4 B-3: OFFICE DISTRICT**

**A. Intent**

The purpose of the B-3 Office District is to provide an attractive, campus-like setting which can accommodate a variety of business, office and service uses that do not require a highly visible location. The attractive appearance of this district and its restrictive signage make it suitable for locations adjacent to residential uses.

**B. Permitted Uses**

1. Above-ground storage tanks meeting the requirements of Appendix I.
2. Financial institutions, without drive-through facilities.
3. Medical and dental clinics.
4. Corporate and professional offices.
5. Retail service establishments.
6. Schools, professional and vocational.

**C. Special Uses**

1. Day care centers.
2. Financial institutions with drive-through facilities.
3. Governmental offices.
4. Hospitals.

5. Restaurants, without drive-through facilities.
6. Stand-alone parking lots or structures.

**D. Minimum Lot Area**

Three (3) acres.

**E. Minimum Lot Width**

Two hundred-fifty (250) feet.

**F. Minimum Yard Requirements**

1. Front Yard. Seventy-five (75) feet.
2. Corner Side Yard. Seventy-five (75) feet.
3. Side Yard. Twenty-five (25) feet.
4. Rear Yard. One hundred (100) feet.

**G. Minimum Parking Setbacks**

Parking areas on lots within the B-3 District shall maintain the following minimum setbacks, which shall be maintained as landscape yards.

1. Front Yard. Thirty (30) feet.
2. Corner Side Yard. Thirty (30) feet.
3. Side Yard. Fifteen (15) feet.
4. Rear Yard. Fifteen (15) feet.

**H. Transitional Yard**

Where a lot in the B-3 District abuts property in a Residential District, or is located across a street from property in a Residential District, a landscape yard fifty (50) feet in width shall be maintained along the full length of the corresponding lot line. Such landscape yard shall be improved and maintained with landscape material as established in [Chapter 4, Part III](#).

**I. Maximum Building Height**

Thirty-eight (38) feet or three (3) stories.

**J. Maximum Lot Coverage**

Twenty-five (25) percent.

**K. Minimum Open Space**

Fifty (50) percent.

**L. Accessory Buildings, Structures and Uses**

See [Chapter 4, Part I](#) for regulations governing site lighting, fencing, antennas and other accessory buildings, structures and uses.



**M. Off-Street Parking**

See [Chapter 4, Part II](#) for regulations governing off-street parking and loading.

**N. Landscaping**

See [Chapter 4, Part III](#) for regulations governing landscaping requirements.

**O. Signs.**

See [Chapter 4, Part IV](#) for regulations governing signs.

**P. Noise**

The sound pressure level, to be measured in affected residential and business districts as described below, shall not exceed the following decibel levels:

<b>OCTAVE BANK</b> <u>Cycles per Second</u>	<b>PERMITTED SOUND LEVEL IN DECIBELS</b>	
	<u>R Districts</u>	<u>B Districts</u>
0-75	58	73
76-150	54	69
151-300	50	65
301-600	46	61
601-1200	40	55
1201-2400	33	48
2401-4800	26	41
Over 4800	20	35

Objectionable sounds of an intermittent nature, which are not easily measured, shall be controlled so as not to become a nuisance to adjacent users. Measurement is to be made at the nearest boundary of the nearest residential area or at any other point along the boundary where the level is higher. The sound levels shall be measured with a sound level meter and associated octave band filter as described by the American Standards Association.

**7.5 B-4: VILLAGE CENTER DISTRICT**

**A. Intent**

The intent of the B-4 Village Center District is to encourage redevelopment and sustain the economic viability of the area known as the Village Center. In encouraging redevelopment, it is intended that the small-scale, pedestrian-friendly character associated with the Village Center will be strengthened through improvements to existing development and extending this type of development throughout the district. Development shall be carefully controlled to protect neighboring residential properties from impact while at the same time increasing the economic benefits to property owners and business.

## **B. Permitted Uses**

1. Art or craft schools.
2. Art studios.
3. Day spas.
4. Dwelling units, above first floor only.
5. Financial institutions without drive-through facilities.
6. Grocery stores with 2,000 gross sq. ft. of floor area or less.
7. Home improvement services.
8. Restaurants, without drive-through facilities.
9. Restaurants, with outdoor dining as an accessory use, provided that an outdoor cafe license is obtained.
10. Retail assembly and repair establishments.
11. Retail goods establishments.
12. Retail services establishments.
13. Theaters with 75 seats or less.
14. Outside display of merchandise is permitted, subject to all of the following:
  - a. Displays shall be maintained in a neat and orderly condition at all times.
  - b. Displays shall be located only on private property.
  - c. Displays shall not be located within an off-street parking area.
  - d. Displays shall only occur during the hours when the business is open.
  - e. Displays shall not cause a hazard for vehicles or pedestrians.

## **C. Special Permitted Uses**

Due to the relative size of their private capital investment as of the date of the original establishment of the Village Center Business District, the following uses at their respective locations are hereby declared to be special permitted uses:

<u>Type of Use</u> <u>Number</u>	<u>Twp.</u>	<u>Quarter Section</u>	<u>Permanent Real Estate Tax Index</u>
Auto Dealer (Volvo)	Cuba	SW ¼ SW ¼ Sec. 36	13-36-300-304-018
Auto Dealer	Cuba	SW ¼ SW ¼ Sec. 36	13-36-300-313-008, 009 & 010
Manufacturer Of Paper Dispensers & Like Products (Burpee)	Cuba	SW ¼ SW ¼ Sec. 36	13-36-300-304-005
Auto Repair Shop and Repair and Sales Shop For Motorcycles	Cuba	SW ¼ SW ¼ Sec. 36	13-36-300-318-004
Truck Leasing Moving and Storage (Adco Van Lines)	Cuba	SW ¼ SW ¼ Sec. 36	13-36-300-304-017

Such special permitted uses shall be considered to be permitted for all purposes of the Zoning Ordinance, including the right of present and future owners to be allowed to continue to maintain such uses, rebuild any building to original size in the event of any partial or complete destruction, and to renovate or expand in compliance with all applicable provisions of this Zoning Ordinance, notwithstanding that such use of the premises would not otherwise be permitted in the Village Center District except pursuant to this Section 7.C, provided however, that if any of the above special permitted uses are converted to a permitted use, or if any of the special permitted uses are left vacant or abandoned for a period of eighteen (18) months or in the event of destruction of fifty (50) percent or more by fire or other casualty, if restoration or repair of the building or other structure is not started and diligently prosecuted to completion within a period of one (1) year, that such status as a special permitted use shall become null and void.

**D. Permitted Uses on Second Story; Special Uses on First Story**

1. Dance studios.
2. Health and fitness facilities.
3. Licensed massage therapy establishments, when not accessory to a permitted use.
4. Martial arts schools.
5. Professional offices.
6. Tailoring shops.

**E. Special Uses**

1. Above-ground storage tanks meeting the requirements of Appendix I.
2. Bed and breakfast establishments.
3. Child day care centers.
4. Commercial parking garages or lots.
5. Community and cultural centers.
6. Day care centers.
7. Dry cleaners.
8. Financial institutions, with drive-through facilities.
9. Funeral homes.
10. Gas stations.
11. Governmental offices.
12. Stand-alone parking lots or structures.
13. Plant and garden shops, with outdoor retail sales area.
14. Plazas, parks and green spaces, public or private, other than those accessory to a principal use.
15. Restaurants, with outdoor dining as an accessory use, where an outdoor café license is not obtained.
16. Taverns and lounges.
17. Theaters of more than seventy-five (75) seats.
18. Any outdoor display of merchandise not in conformance with the requirements of Section 7.B above.
19. Any new building or substantial change of use or occupancy of an existing building which would otherwise be permitted in the Village Center District shall not be permitted without a planned development special use permit obtained pursuant to [Chapter 11](#) of this Zoning Ordinance, in the event that:

- a. The subject building contains in excess of twenty-five thousand (25,000) square feet of floor area (as defined in [Chapter 2](#) of this Zoning Ordinance);
- b. The site exceeds twelve thousand (12,000) square feet in area and has frontage on three (3) or more streets;
- c. The site exceeds forty-three thousand and five hundred and sixty (43,560) square feet in area; or
- d. The subject building includes any drive-up, drive-through, or drive-in restaurants or other drive-up, drive-through, or drive-in facilities.

**F. Minimum Lot Area**

No minimum lot area required.

**G. Minimum Lot Width**

No minimum lot width required.

**H. Minimum Yard Requirements**

1. Front Yard. No front yard is required, except when a lot within the B-4 Village Center District is in the same block, on the same side of the street, with two (2) or more lots within any residential district, or the B-R Mixed Business-Residential Overlay District, the front yard requirement shall be the same as required for said residential or B-R District.
2. Corner Side Yard. The requirements for front yards (above) shall apply.
3. Interior Side Yard. No interior side yard is required, however if one is provided it shall be at least eight (8) feet in width.
4. Rear Access Corridors. Buildings of seventy-five (75) feet or more in width shall provide a pedestrian access corridor having a minimum width of eight (8) feet to serve rear parking areas. Shop windows and entrances shall be provided on corridors where possible.
5. Rear Yard. There shall be a rear yard of not less than ten (10) percent of the depth of the lot, provided, however, such rear yard need not exceed ten (10) feet in depth.

**I. Transitional Yard Requirements**

A lot in the B-4 Village Center District that abuts a lot in any Residential District shall provide a fifteen (15) foot setback along the corresponding lot line. This setback area shall be maintained as a landscaped yard and improved and maintained in conformance with the following:

1. A visual barrier shall be installed, consisting of either an opaque wall of brick with stone cap, stone, or densely planted evergreens, having a minimum height of forty (40) inches.
2. One (1) tree shall be planted, having a minimum trunk diameter of two (2) inches, measured at a point twelve (12) inches above the ground.
3. Eighty (80) percent of such setback area shall be landscaped with grass or other ornamental plantings.

**J. Maximum Building Height**

1. Thirty-Eight (38) Feet and Three (3) Stories. Buildings conforming to the following:
  - a. Buildings shall not be on a lot adjacent to or across the street from a residentially zoned property.
  - b. The third story shall be set back a minimum of eight (8) feet from the principal plane of the first and/or second floor façades nearest to the front and corner side property lines.
2. Twenty-Five (25) Feet and Two and One-Half (2½) Stories. All buildings on lots immediately adjacent to or across the street from a residential district.
3. Thirty-Six (36) Feet and Two and One-Half (2½) Stories. All other buildings.

**K. Building Size Regulations**

To promote small-scale, pedestrian friendly commercial development, it is necessary to limit the size of buildings, as established below.

1. Small Buildings. Buildings not in excess of fifty (50) feet in width and ten thousand (10,000) square feet in ground coverage shall be permitted, provided they meet all the other regulations of this District and this Ordinance.
2. Large Buildings. Buildings in excess of fifty (50) feet in width or ten thousand (10,000) square feet in ground coverage shall be permitted only if they conform to the following:
  - a. Each ground floor tenant shall have frontage and a store front door on a public street, parking area or an access corridor.
  - b. Façades of large buildings shall be visually broken into bays of no more than fifty (50) feet in width. Visual breaks in the façade shall be accomplished by alterations in the plane of the façade, height of the façade, changes in materials, color, texture, or pattern, and/or the addition of columns or pilasters.
  - c. Buildings in excess of seventy-five (75) feet of street frontage width shall provide a minimum of one (1) rear pedestrian access corridor, which shall have a minimum width of eight (8) feet.

**L. Minimum Building Width**

Promoting pedestrian activity requires maintaining a continuous building line and/or activity area, such as outdoor dining, along the street. Front access drives disrupt the continuous building line and have a detrimental effect on the pedestrian orientation of the Village Center. To ensure building line continuity, the width of buildings shall not be less than eighty (80) percent of the lot width. Buildings on lots less than sixty (60) feet wide shall have parking access from the rear whenever possible. When such access is not possible, front access drives shall be limited to twelve (12) feet in width when, in the determination of the Zoning Official, such access drives do not cause a safety hazard.

## **M. Design Standards**

The following design standards, together with the other regulations of this District and of this Ordinance, are intended to promote a small-scale, pedestrian-friendly character throughout the B-4 Village Center District. These standards are intended to encourage creative, tasteful, and scale-appropriate design. The standards have been developed not to limit the designer, but to avoid that which is gaudy, ordinary or of an inappropriate scale. The B-4 Village Center District is the center of the community. In order to create and maintain a sense of place and a cohesive atmosphere within the Village Center, it is required that all design relate to the context of the Village Center. Architectural design and scale which do not fit into the context of the Village Center shall not be permitted. The following regulations shall apply to all new construction, additions and exterior remodeling in the B-4 Village Center District.

1. Architectural Style. Rigid conformance to specific architectural styles is not required. However, the exterior design of buildings shall emphasize traditional architectural themes consistent with older buildings in the B-4 Village Center District. "Modern" or "International" styles are not permitted.
2. Exterior Materials General. In order to adapt to changing technology, the development of new materials, and so as not to limit the designer, additional materials other than those specified in this Section may be permitted, if recommended by the Architectural Review Commission and approved by the Village Board. If materials other than those listed below are proposed for use, such material shall be reviewed and recommended by the Architectural Review Commission at a Preliminary Meeting as specified in [Chapter 3](#) of this Ordinance.

Permission to use alternate materials recommended by the Architectural Review Commission and approved by the Village Board is valid only for the specific project reviewed. Prior approval and use of a material for another project within the B-4 Village Center District does not grant permission to future projects. The right to use alternate materials shall be reviewed on a case-by-case basis, in the context of each individual project.

3. Exterior Wall Materials. The materials used on exterior elevations (excluding doors, windows and roofing materials) shall be limited to:
  - a. Clay brick (unglazed).
  - b. Stone (natural).
  - c. Wood or cementitious siding.
  - d. Stucco (cementitious material only, no E.I.F.S. (Exterior Insulation Finish Systems)).
4. Door & Window Design. In order to promote and maintain the small town, historic character of the Village Center, glazed metal curtain wall systems are discouraged. If used, such wall systems shall be limited to a maximum of fifteen (15) percent of any building façade. The majority of glazed surface on façade(s) shall be double hung, casement, or fixed picture windows, within discernable wall elements. Sliding or jalousie windows shall not be permitted.

5. Door & Window Materials. All windows on front, corner side and access corridor façades, or serving public entrances, shall be wood or wood clad with aluminum. All doors on front, corner side and pedestrian access corridor façades are encouraged to be wood. The design of doors made of materials other than wood shall be compatible with the design of the building. No restrictions are placed on door or window materials on other parts of the building.
6. Exterior Trim.
  - a. Trim is required for all doors and windows.
  - b. Trim materials shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
  - c. On masonry buildings, cut stone or pre-cast sills are required for windows; cut stone, pre-cast, or brick lintels are required for doors and windows. Other masonry trim is not required.
7. Accent Features. Decorative accent features on exterior walls which are subordinate and incidental to the design of the façade shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
8. Mixed Materials. Materials may be mixed, provided the placement of materials reflects traditional use of such materials, as exemplified below:
  - a. A wood porch or balcony may be used in combination with stone or brick walls.
  - b. An extended brick or stone foundation wall may be used in combination with wood walls.
  - c. A front façade of finished brick or stone may be used in combination with common brick on side and rear walls.
  - d. A one-story room of wood may project from the main two-story portion of the building made of brick or stone.
  - e. A fireplace or columns of one material may be combined with walls of another material.
9. Exterior Colors. All colors produced from completely natural materials and unglazed brick shall be permitted. Colors produced through paint or other material coatings shall be restricted.
  - a. Exterior Wall Colors. Excessively bright or dark colors shall be avoided, and accordingly, the following restrictions shall apply:
    - 1) No color shall be darker than Value 4 in the Munsell color system.
    - 2) No color shall be brighter than Chroma 8 in the Munsell color system.
    - 3) White is permitted; black is not permitted.
  - b. Trim Material Colors. Colors shall be compatible to and complementary with the colors used on the exterior walls.

10. Glazed Surface.

Front Elevation:

- a. At least forty (40) percent of the first floor of the front and corner side façades shall be glazed. However, the first floor façade shall be at least seventy (70) percent glazed if retail sales use is required on the first floor. A minimum eighteen (18) inch high knee wall shall be required beneath glazing;
  - b. At least thirty (30) percent of upper floor façades of the front and corner side façades shall be glazed.
  - c. At least ten (10) percent of any interior side façade shall be glazed surface, except where prohibited by the Building Code.
  - d. First story glass shall be clear and non-tinted; tinting of second and third story glass shall not vary by more than twenty (20) percent from the adjacent story. No mirrored glass is permitted.
11. Exterior Wall Surface. Solid, windowless walls shall be avoided, except where such walls are a necessary part of a building's function. In such cases, they shall include arches, piers, murals, planters or other elements that reduce the building scale and add visual interest.
12. Roof Design. Mansard or gambrel roofs are not permitted. If a flat roof design is used, the building shall have a cornice along the top of the building. Buildings on lots immediately adjacent to, or across the street from, a residential district are required to have a hip, gable or other sloping roof.
13. Roof Materials. For roofs with shingles, only asphalt, fiberglass, wood or slate are permitted.
14. Landscaping. Landscaping shall conform with [Chapter 4, Part III](#) and Section 7.5.I of this Ordinance.
15. Lighting. Lighting standards and fixtures shall be consistent with the small-town character of the Village Center and shall conform to the guidelines of the Downtown Master Plan, wherever possible. All lighting shall be equipped with shielding and cut-off devices, such that no light shall fall upon adjacent residentially zoned properties, as measured with a standard light meter, facing the light source, at a height of six (6) feet above grade, at the adjacent edge of the residential property.
16. Required Plans. Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these Design Standards. Color schemes and material selection shall be included.
17. Interpretation of Design Standards. A building permit for new construction, an addition or exterior remodeling in this B-4 Village Center District shall not be issued unless a Certificate of Approval has been issued by the Corporate Authorities. Information submitted for Architectural Review Commission consideration shall include front elevation drawings of immediately adjacent buildings and structures. Where deemed necessary by the Zoning Official,



information submitted for Architectural Review Commission consideration shall also include a model of the project and adjacent structures, including an accurate depiction of grade.

**N. Unique Residential Structures**

Any structure which was originally constructed and occupied as a one- or two-family residence, and which is located within the B-4 Village Center District, may be used or converted to any permitted use in the district, provided that:

1. Such structure shall be remodeled or have an addition substantially in accordance with its original exterior style, subject to the issuance of a Certificate of Approval for the remodeling or addition.
2. Such structure shall be equipped throughout with an automatic fire sprinkler system and an automatic fire alarm system in compliance with the Barrington Building Code.

**O. Accessory Buildings, Structures and Uses**

To maintain the inviting, pedestrian-friendly character of the B-4 Village Center District, it is necessary to coordinate accessory uses and structures with the architecture and overall design themes of buildings and principal uses within the District.

1. Coordination With Principal Structure. All accessory structures shall compliment and coordinate with the principal structure on the lot, both in architectural style and material selection.
2. Refuse Containers.
  - a. Location. Refuse containers shall be located only in the rear of the building. No refuse containers shall be located between a building and a corner side or front lot line.
  - b. Screening. All refuse containers shall be fully enclosed by walls not less than the height of the containers, and provided with gates to contain trash. The materials used for the walls shall complement the architecture of the building, and shall be constructed of wood, brick, or stone.
  - c. Shared dumpsters with adjacent properties are encouraged.
3. Ground-Based Mechanical Equipment.
  - a. Ground-based mechanical equipment is discouraged. Wherever possible, mechanical equipment shall be contained within buildings or shall be roof-mounted.
  - b. All ground-based mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be located only in the rear of the building or interior side yard. No equipment shall be located between a building and a corner side or front lot line.
  - c. All ground-based mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be fully screened from public view by landscaping equal in height to the tallest ground based equipment.

4. Roof-Mounted Mechanical Equipment.

- a. All roof-mounted mechanical equipment including, but not limited to, heating, ventilating, and air-conditioning units (HVAC), shall be fully screened from public view on all sides of the building.
- b. Screening shall be accomplished by the roof structure, parapet walls, or other screening structure. The height of the screening shall equal the height of the tallest rooftop mechanical element installed on the building. Such screening shall be designed to blend with and complement the architecture of the building.
- c. Maximum allowed height of mechanical equipment above maximum allowed building height shall be ten (10) feet.

5. Telephone and Electrical Service and Utility Meters.

- a. Wherever possible, and where permitted by the utility provider, all on-site electrical lines and telephone lines installed shall be placed underground. Transformer or terminal equipment shall be visually screened from view by landscaping equal in height to the tallest transformer or terminal.
- b. Wherever possible, and where permitted by the utility provider, no utility meters shall be installed on the front or corner side façades of a building. Wall-mounted utility meters shall be painted to match the building. If visible to the public, meters shall be screened by landscaping equal in height to the tallest meter, if permitted by the authority requiring the meter.

6. Fences.

- a. Fences, other than those enclosing parking areas abutting residentially zoned property, shall be constructed of wrought iron with brick columns, consistent with the design guidelines of the Village Center Master Plan.
- b. Fences enclosing parking areas abutting residentially zoned property shall be constructed of stone, brick with stone cap, or a densely planted evergreen hedge having a minimum height of forty (40) inches, in conformance with Section 7.5(I.1) above.

**P. Off-Street Parking**

To maintain the inviting, pedestrian-friendly character of the B-4 Village Center District, it is important to coordinate parking areas with the architectural and overall design themes of the buildings and principal uses within the District. It is the intent that off-street parking within the District be accessed from the rear of the lot wherever possible. Shared parking access is strongly encouraged.

- 1. See [Chapter 4, Part II](#) for general regulations governing off-street parking and loading. In addition to the general regulations, the following shall apply:
  - a. Off-street parking and loading shall be permitted in rear yards only.
  - b. Accessory fencing and lighting for off-street parking and loading areas shall comply with Village Center design guidelines and standards, as specified in this Chapter.

- c. Any building located within the B-4 Village Center District which was constructed prior to January 1, 1982, and which is totally or partially destroyed by fire, casualty, loss or an act of God, may be reconstructed to its original size without providing for more parking spaces than existed prior to such destruction, provided that all other applicable requirements of this Zoning Ordinance are met. Furthermore, any building within the Village Center District which was constructed prior to January 1, 1982 may thereafter be subject to a change of use or occupancy which is otherwise in accordance with all applicable provisions of this Zoning Ordinance, notwithstanding the requirements for off-street parking as contained in this Zoning Ordinance.
- 2. Off-street parking structures shall conform to the following:
  - a. The exterior walls of the structure shall be designed and constructed so as to shield all parked vehicles from view from any adjacent property or street.
  - b. Every parking structure shall be designed and constructed so that the exterior facing of the structure is architecturally compatible with the existing character of the buildings it is intended to serve or, in the case of a principal use parking structure, with the design guidelines of the Village Center as specified in this Chapter.
  - c. Parking structure design shall replicate the regular window pattern and other architectural elements of adjacent buildings. Exterior walls of accessory parking structures shall be finished with a material having a common architectural character with the principal building.
  - d. Every parking structure that abuts a residential district shall be screened along the entire length of each abutting side by shade or ornamental trees and evergreen trees with a minimum height of ten (10) feet at the time of planting.

**Q. Landscaping**

See [Chapter 4, Part III](#) for regulations governing landscaping requirements.

**R. Signs**

See [Chapter 4, Part IV](#) for regulations governing signs. In addition, the following shall apply to any site adjacent to a residential district:

No ground sign shall be allowed within the required setback area adjacent to a residential district. Any illuminated sign within one hundred (100) feet of any residential district shall be illuminated only from the exterior and shall have a maximum height of twelve (12) feet.

**TABLE 7.6**  
**SUMMARY OF PERMITTED AND SPECIAL USES**

***BUSINESS DISTRICTS***

<b>LEGEND</b>		<b>PRINCIPAL USES, BY DISTRICT</b>		
S = Special Use P = Permitted Use		<b>BUSINESS DISTRICTS</b>		
<b><u>RESIDENTIAL</u></b>	<b>B-1</b>	<b>B-3</b>	<b>B-4</b>	
Dwelling units, only above the first floor	S		P	
<b><u>OFFICE AND RELATED USES</u></b>				
Corporate offices	P	P		
Financial institutions without drive through facilities	P	P	P	
Financial institutions with drive though facilities	S	S	S	
Governmental offices	P	S	S	
Professional offices	P	P	P/S*	
<b><u>SALES &amp; SERVICES</u></b>				
Automobile repair	S			
Automobile rental	S			
Automobile sales	S			
Boat/recreational vehicle sales and service	S			
Car washes, with or without gasoline	S			
Day spas	P		P	
Dry cleaners, off-premises plant only	P		S	
Equipment rental	S			
Flea markets (indoor)	S			
Gas stations, with or without convenience marts and automobile repair	S		S	
Grocery stores, 2,000 square feet or less	P		P	
Grocery stores, more than 2,000 square feet	S		S	
Health and fitness facilities	P		P/S*	
Home improvement services	P		P	
Kennels	S			
Laundromats	S			
Plant and garden shops, with outdoor retail sales area	S		S	
Restaurants, without drive-through facilities	P	S	P	
Restaurants, with drive-through facilities	S		S	
Restaurants, with outdoor café license	P		P	
Restaurant, with outdoor dining and no outdoor café license	S		S	
Retail goods establishments	P		P	
Retail services establishments	P	P	P	
Retail assembly and repair establishments	P		P	
Tailoring shops	P		P/S*	
Taverns or lounges	S		S	

<b><u>INSTITUTIONAL USES</u></b>	<b>B-1</b>	<b>B-3</b>	<b>B-4</b>
Art or craft schools	P	P	P
Day care centers	S	S	S
Hospitals		S	
Medical and dental clinics	P	P	P
Music conservatories	P		
Churches, community-scale	S		
Schools, professional and vocational	P	P	
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes.	S		
<b><u>RECREATION, CULTURAL &amp; ENTERTAINMENT</u></b>			
Art studios	P		P
Commercial indoor recreation	S		
Dance studios	P		P/S*
Miniature golf	S		
Plazas, parks and green spaces, public or private			S
Theaters, 75 seats or less	S		P
Theaters, more than 75 seats	S		S
<b><u>MISCELLANEOUS</u></b>			
Above-ground storage tanks meeting requirements of Appendix L	P	P	S
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building.	S		
Bed and breakfasts			S
Commercial parking garages or lots			S
Drive-through facilities associated with any use	S	S	S
Funeral homes	S		S
Hotels or motels	S		
Licensed massage therapy establishments	P		P/S*
Martial arts schools	P		P/S*
Mini-warehouses	S		
Stand-alone parking lots or structures	S	S	S
Uses which do not meet the required front yard build-to-line	S		S

\* P/S indicates permitted use if above first floor and special use if on first floor

**TABLE 7.7****SUMMARY OF YARD AND BULK REGULATIONS - BUSINESS DISTRICTS**

BUSINESS DISTRICTS	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARD REQUIREMENTS				MINIMUM PARKING SETBACKS				MAXIMUM BUILDING HEIGHT	MAXIMUM LOT COVERAGE	MINIMUM OPEN SPACE
			FRONT	C. SIDE	INT. SIDE	REAR	FRONT	C. SIDE	INT. SIDE	REAR			
<b>B-1</b>	6,600 sq. ft.	66 ft.	*	*	3 ft.	25 ft.	*	**	**	**	36 ft. or 2-1/2 stories	---	---
<b>B-2</b>													
<b>B-3</b>	3 acres	250 ft.	75 ft.	75 ft.	25 ft.	100 ft.	30 ft.	30 ft.	15 ft.	15 ft.	38 ft. or 3 stories	25 %	50 %
<b>B-4</b>	---	---	***	***	***	*****	**	**	**	**	36 ft. or 2-1/2 stories	---	---

- \* A build-to line of 15 feet is required; no parking is permitted in front of the build-to line. On corner properties the front yard setback may be established at between 25 feet and 35 feet.
- \*\* See Chapter 4 for parking regulations.
- \*\*\* No front yard or corner side yard is required, however no building shall be setback more than 10 feet from the front/corner side lot line. No interior side yard is required, however if provided it shall be at least 3 feet.
- \*\*\*\*\* There shall be a rear yard of not less than 10% of the depth of the lot, provided, the rear yard need not exceed 10 feet in depth.

- Form of ownership or operation of the property, structure, site or object whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other.
- Any other information, documentation or evidence as the Architectural Review Commission determines to be necessary to its application of the standard in subsection “2” above.

**WHERE APPLICABLE, THE INFORMATION, EVIDENCE OR DOCUMENTATION REQUESTED BY THE ARCHITECTURAL REVIEW COMMISSION OR PROVIDED BY THE APPLICANT SHALL BEAR THE IMPRINT OF THE PROFESSIONAL SEAL OF THE INDIVIDUAL PREPARING SUCH INFORMATION, EVIDENCE OR DOCUMENTATION.**

# APPENDIX H

## APPEARANCE CODE

### A. DEFINITIONS

1. Appearance: The outward aspect visible to the public.
2. Appurtenances: The visible, functional objects accessory to and part of buildings.
3. Architectural Character: The composite of aggregate of the characteristics of structure, form, materials, and function of a building, group of buildings, or other architectural composition.
4. Architectural Concept: The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, which produces the architectural character.
5. Architectural Feature: A prominent or significant part or element of a building, structure, or site.
6. Architectural Style: The characteristic form and detail, as of buildings of a particular historic period.
7. Berm: A raised form of earth to provide screening or to improve the aesthetic character.
8. Code: The Village of Barrington Code.
9. Cohesiveness: Unity of composition between design elements of a building or a group of buildings, and the landscape development.
10. Compatibility: Harmony in the appearance of two or more buildings, structures, and landscape developments in the same vicinity.
11. Conservation: The protection and care which prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.
12. Decorative Screen: A wall or fence intended to partially or entirely cut off visibility to the area behind it.
13. Exterior Building Component: An essential and visible part of the exterior of a building.
14. External Design Feature: The general arrangement of any portion of a building site or structure. This includes the kind, color and texture of building materials of such portion, and the type of roof, windows, doors, lights and other fixtures, appurtenant to such portions, as will be open to view from any street, place or way.
15. Graphic Element: A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.



16. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
17. Landscape: Elements of nature, topography, buildings, and other manmade objects combined in relation to one another.
18. Logic of Design: Accepted principles and criteria of validity in the solution of the problem of design.
19. Mechanical Equipment: Equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.
20. Miscellaneous Structures: Structures, other than buildings, visible from public ways. Examples are: memorials, stagings, antennae, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, drive-up facilities.
21. Plant Materials: Trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.
22. Proportion: Relationship of parts of a building, landscape, structures, or buildings to each other and to the whole – balance.
23. Rules of Procedure: Regulations adopted by the Architectural Review Commission for the administration of duties delegated by the legislative authority.
24. Scale: Harmonious relationship of the size of parts to one another and to the human figure.
25. Screening: Structure or planting which conceals from view from public ways the area behind such structure or planting.
26. Shrub: A multi-stemmed woody plant other than a tree.
27. Site Break: A structural or landscape device to interrupt long vistas and create visual interest in a site development.
28. Street Hardware: Manmade objects other than buildings which are part of the streetscape. Examples are: lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes, fire hydrants, newspaper vending boxes.
29. Streetscape: The scene as may be observed along a public street or way composed of natural and manmade components, including buildings, paving, planting, street hardware, and miscellaneous structures.
30. Utilitarian Structure: A structure or enclosure relating to mechanical or electrical services to a building or development.
31. Utility Hardware: Devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas, oil, sewer, and electrical services to a building or a project.

32. Utility Service: Any device, including wire, pipe, and conduit which carries gas, water, electricity, oil, and communications into a building or development.

**B. STANDARDS FOR APPEARANCE:**

1. The purpose of these standards is to establish a designed objective of those items, which affect the physical aspect of the Village of Barrington's environment. Pertinent to appearance is the design of the site, building and structures, planting, street hardware, and miscellaneous other objects which are observed by the public.
2. These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the city, preserve taxable values, and promote the public health, safety and welfare.

**a. RELATIONSHIP OF BUILDINGS TO SITE**

- i. The site shall be planned to accomplish a desirable transition with the streetscape, and to provide for adequate planting, safe pedestrian movement, and parking areas.
- ii. Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged to provide an interesting relationship between buildings.
- iii. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to largely screen parking areas from view from public ways.
- iv. Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or allowed) adjoining buildings.
- v. Newly installed utility services, and service revisions necessitated by exterior alteration, shall be underground.

**b. RELATIONSHIP OF BUILDINGS AND SITE TO ADJOINING AREA**

- i. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
- ii. Attractive landscape transition to adjoining properties shall be provided.
- iii. Harmony in texture, lines, and masses is required. Monotony shall be avoided.

**c. LANDSCAPE AND SITE TREATMENT**

Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.

- i. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed to the greatest extent possible. Modification to topography will be permitted where it contributes to good appearance.
- ii. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
- iii. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes and to provide shade. Spectacular effects shall be reserved for special locations only.
- iv. Unity of design shall be achieved by repetition of certain plan varieties and other materials, and by correlation with adjacent developments.
- v. Plant material shall be selected for interest in its structure, texture, and color, and for its ultimate growth. Plants that are indigenous to the area and other that will be hardy, harmonious to the design, and of good appearance, shall be used.
- vi. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices.
- vii. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
- viii. Where building site limit planting, the placement of trees in parkways or paved areas is encouraged.
- ix. Screening of service yards, and other places, which tend to be unsightly, shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.
- x. In areas where general planting will not prosper, other materials such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles, shall be used. Carefully selected plants shall be combined with such materials where possible.
- xi. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design, and excessive brightness avoided.

**d. BUILDING DESIGN**

- i. Architectural style is not restricted. Evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.

- ii. Buildings shall have compatible scale and be in harmonious conformance with permanent neighboring development.
- iii. Materials:
  - a) Materials shall be selected for harmony of the building and adjoining buildings.
  - b) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those, which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
  - c) Materials shall be of durable and permanent quality.
  - d) In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious to their surroundings.
  - e) Materials, which are natural and indigenous to the area, are preferred.
- iv. Building components – such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another and to the architectural style.
- v. Colors shall be harmonious and shall use only compatible accents.
- vi. Mechanical equipment or other utility hardware on roof, ground, or building shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
- vii. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
- viii. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening.
- ix. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

e. **MISCELLANEOUS STRUCTURES AND STREET HARDWARE**

- i. Miscellaneous structures and street hardware shall be designed to be part of the architectural concept and landscape scheme. Materials shall be compatible with buildings, scale shall be proportionate to the main structures, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive.

- ii. Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape and buildings.

f. **MAINTENANCE – PLANNING AND DESIGN FACTORS**

- i. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
- ii. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage, and abuse.
- iii. Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, shall be included in the design. Configurations that tend to catch and accumulate debris, leaves, trash, dirt and rubbish shall be avoided.

g. **FACTORS FOR EVALUATION**

The following factors and characteristics which affect the appearance of a development will govern the Architectural Review Commission's evaluation of a design submission:

- i. Conformance with the Appearance Code.
- ii. Logic of design.
- iii. Exterior space utilization.
- iv. Architectural character.
- v. Attractiveness.
- vi. Material selection.
- vii. Harmony and compatibility.
- viii. Circulation – vehicular and pedestrian.
- ix. Maintenance aspects.

C. **RELATIONSHIP TO OTHER ORDINANCES**

Nothing herein contained shall be deemed or construed to amend, modify or otherwise alter or abrogate the provisions of any other ordinance of this Village. In the event of a conflict between the requirements of this Code and the other provisions of this Zoning Ordinance or those of any other ordinance of this Village, the latter shall prevail and control.